

200,000 SF Freestanding building with rail access and fenced truck yard



I-70 VPD: 241,000 VPD (2023 CDOT)



For Lease

11075 East 40th Avenue  
Denver, CO 80239

Lease Rate:  
**\$7.00/SF NNN**  
Operating Exp.:  
**\$2.04/SF**

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**11075 E. 40th Ave. | Denver, CO 80239**  
200,000 SF Freestanding Building



Available SF	200,000 SF
Divisible To	94,920 SF
Office SF	±3,980 SF
Outside Storage	3.25 Acres Fenced, Full Concrete
Ceiling Heights	22'
Loading	19 Dock High Doors 8 Rail Doors 1 Drive-In Door
Rail	Union Pacific
Zoning	I-B; UO2 (DENVER)
Lighting	LED motion sensors
Total Site Size	8.95 Acres
Auto Parking	60 Striped
Trailer Stalls	26+
Power	600 amp, 277/480v 3PH-4W
Sprinkler	ESFR
YOC	1969
Lease Rate	\$7.00/SF NNN
Operating Expense	\$2.04/SF

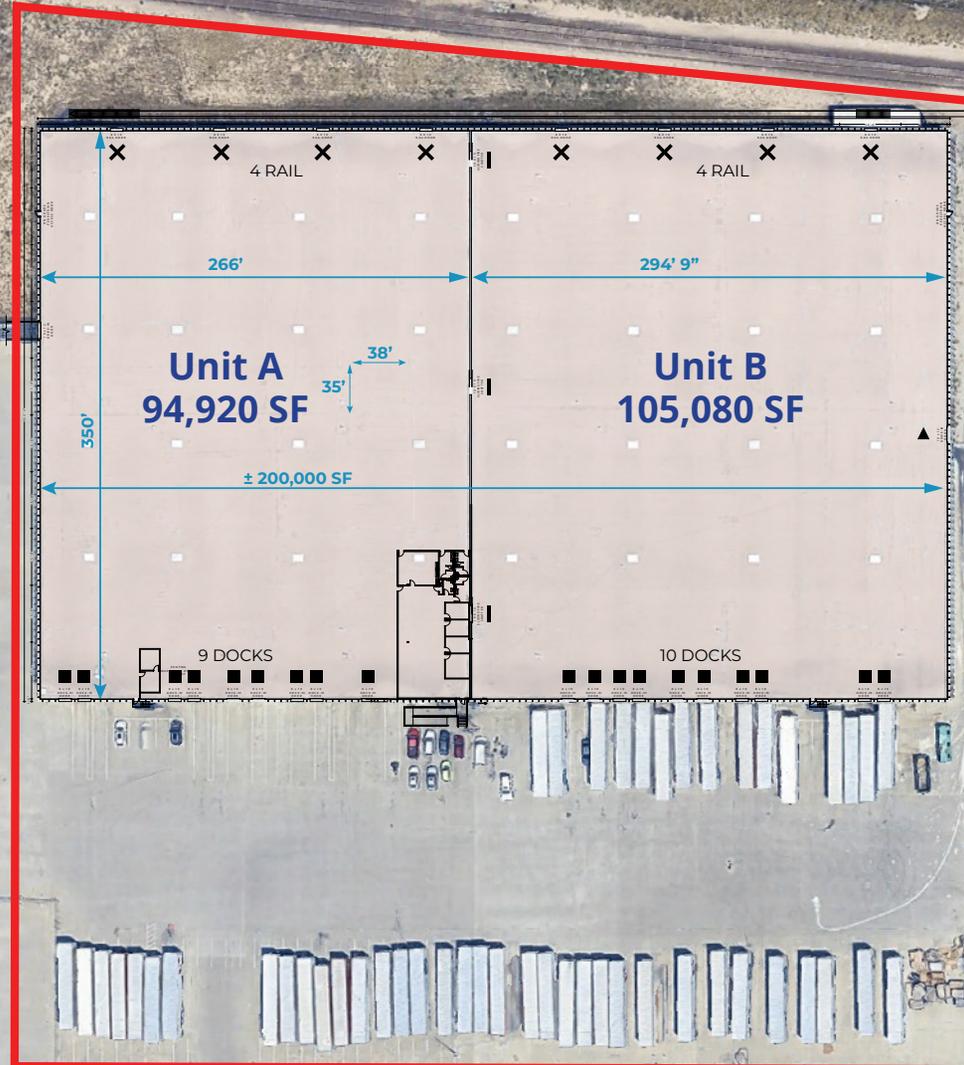
# Site Plan

**I-70 VPD: 241,000 VPD (2023 CDOT)**



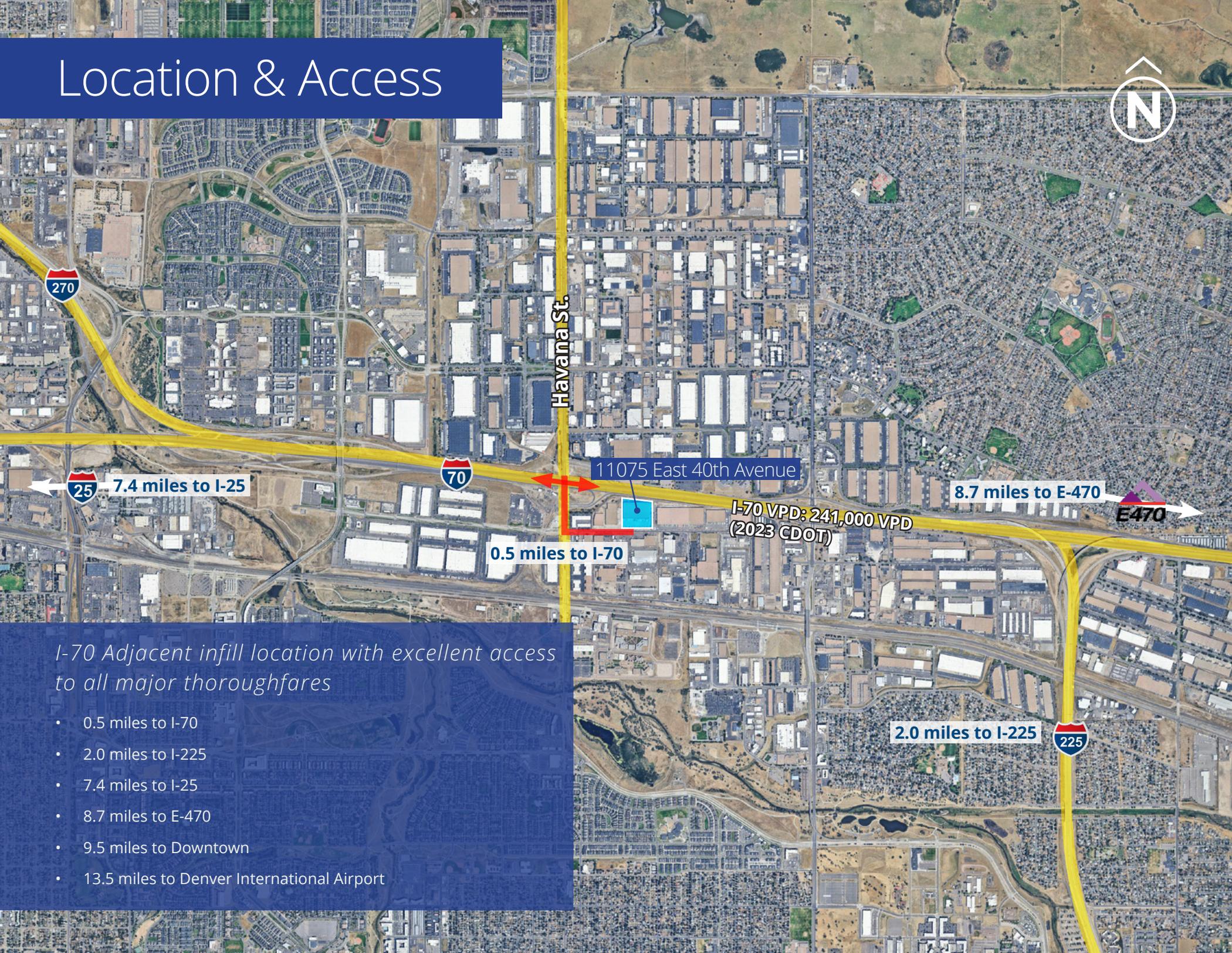
## Highlights

- Access to entire Metro Denver population in 45 minute drive time, 68% in 30 minute drive time
- 560 ft of I-70 frontage providing visibility to over 240,000 VPD (2023 CDOT)
- Fully fenced and secure concrete yard
- Dedicated trailer parking
- Heavy industrial zoning permissive of outdoor storage



**±3.25 AC FENCED YARD**

# Location & Access



Havana St.

11075 East 40th Avenue

0.5 miles to I-70

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8.7 miles to E-470

E470

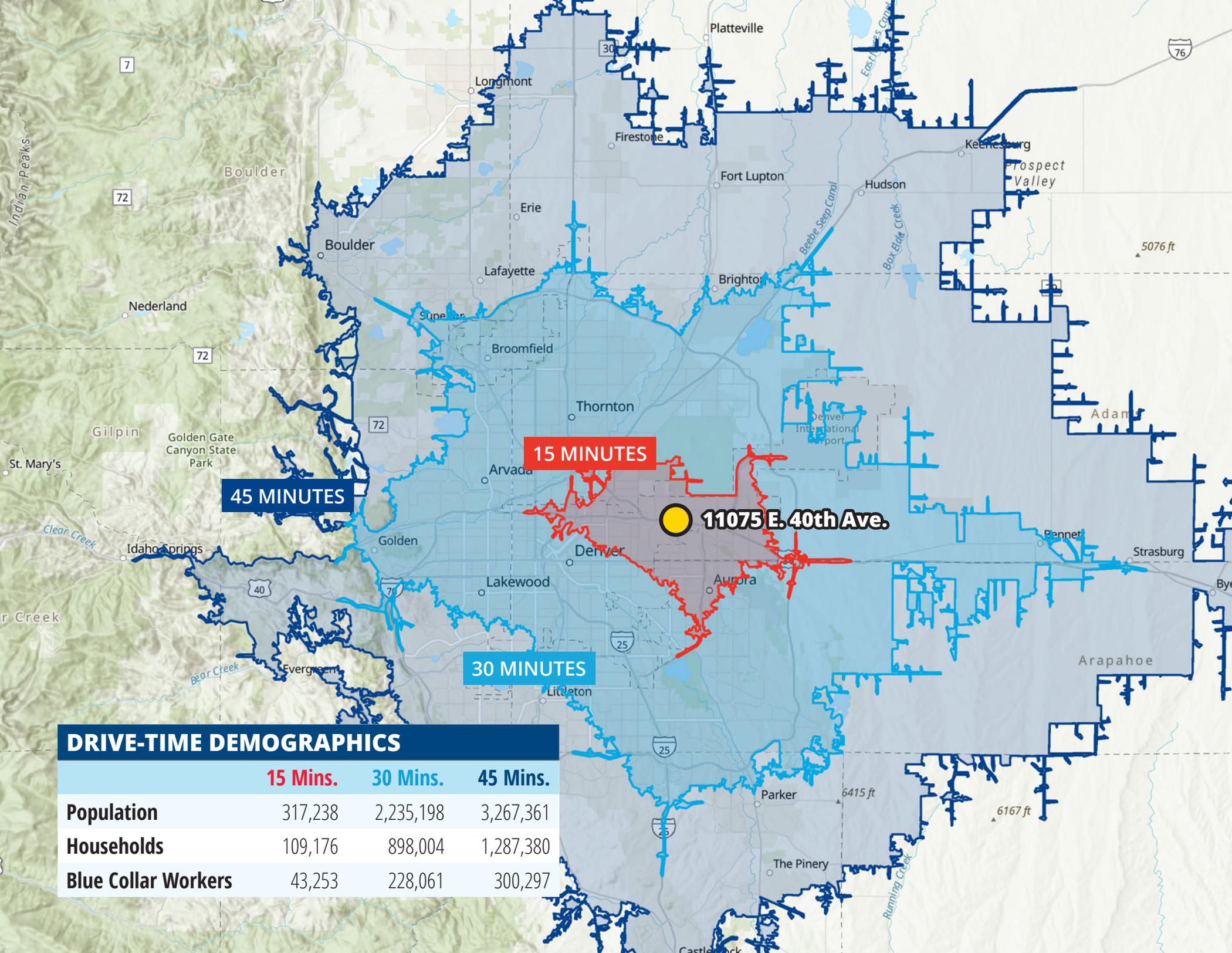
2.0 miles to I-225

I-225

7.4 miles to I-25

*I-70 Adjacent infill location with excellent access to all major thoroughfares*

- 0.5 miles to I-70
- 2.0 miles to I-225
- 7.4 miles to I-25
- 8.7 miles to E-470
- 9.5 miles to Downtown
- 13.5 miles to Denver International Airport



15 MINUTES

45 MINUTES

30 MINUTES

11075 E. 40th Ave.

### DRIVE-TIME DEMOGRAPHICS

	15 Mins.	30 Mins.	45 Mins.
<b>Population</b>	317,238	2,235,198	3,267,361
<b>Households</b>	109,176	898,004	1,287,380
<b>Blue Collar Workers</b>	43,253	228,061	300,297



**241,000 VPD  
(2023 CDOT)**



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